

LOT 2
BRADY POINT PRESERVE #2
PB 7/100

JONES GARY E & TRACEY L
95292 SHELL MIDDEN LANE
FERNANDINA BEACH, FL 32034

2023

38-2N-28-0181-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,598	100	2,598	484,891
FGR	886	55	487	90,894
FOP	216	30	65	12,132
FOP	562	30	169	31,542
STP	22	10	2	373
STP	27	10	3	560

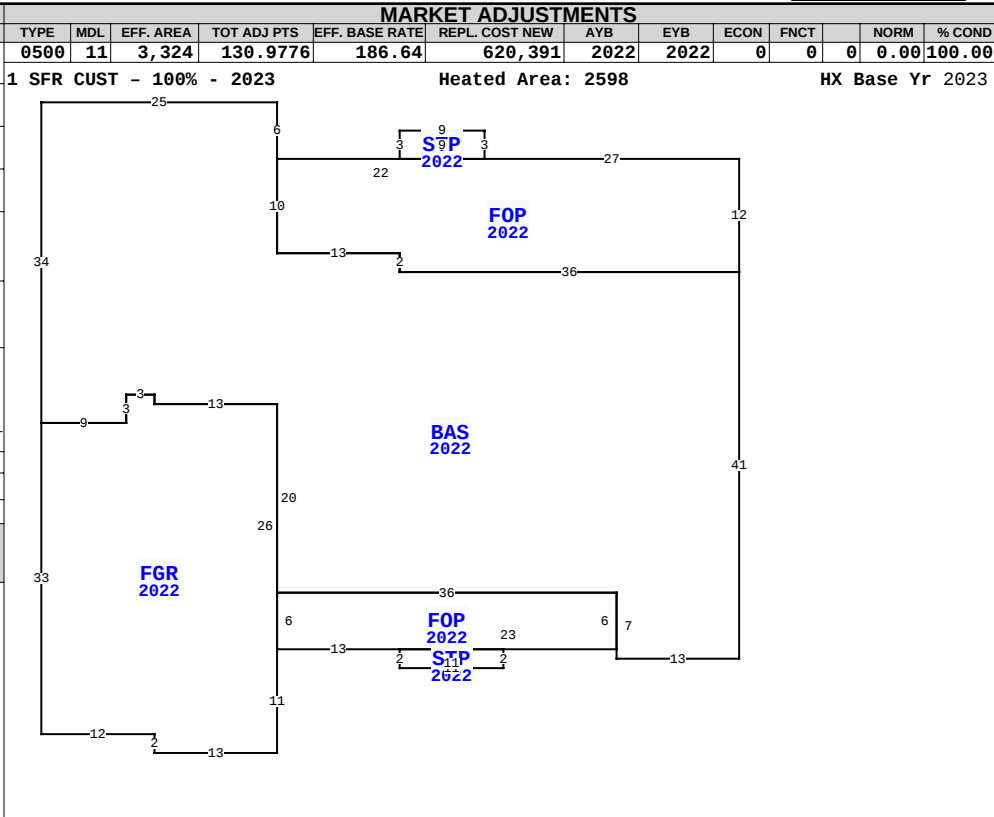
TOTALS 4,311 3,324 620,391

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0855	CONC PAVER	0 100	0	0	292.00	SF	10.00	10.00	100	2022	2022	3	100	2,920	
3	0855	CONC PAVER	0 100	0	0	2,046.00	SF	10.00	10.00	100	2022	2022	3	100	20,460	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	185,000.00	185,000.00	185,000							



95292 SHELL MIDDEN LN, FERNANDINA BEACH

95292 SHELL MIDDEN LN, FERNANDINA BEACH																USE DATE	LAND DATE	05/22/2023	MLU
																INC DATE	AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000										
292.00	SF	10.00	10.00	100	2022	2022	3	100	2,920										
2,046.00	SF	10.00	10.00	100	2022	2022	3	100	20,460										
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REVIEW DATE 08/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 08/02/2023 BY SYS

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		620,391
TOTAL MARKET OB/XF VALUE		25,380
TOTAL LAND VALUE - MARKET		185,000
TOTAL MARKET VALUE		830,771
SOH/AGL Deduction		46,318
ASSESSED VALUE		784,453
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		734,453
TOTAL JUST VALUE		830,771
NCON VALUE		645,670
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107779	NEW CONSTR	403,248	06/15/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/0046	4/09/2021	WD	Q	V	01	155,000

GRANTOR: THE RANGE AT AMELIA L
GRANTEE: JONES GARY E & TRAC
1751/0002 8/08/2011 WD U V 38 800,000
GRANTOR: BRADY POINT PRESERVE
GRANTEE: THE RANGE AT AMELIA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W27 STP=[YR=2022] N3W9S3E9\$ W22 BAS=[YR=2022] N6 W25 S34 FGR=[YR=2022] S33 E12 S2 E13 N11 FOP=[YR=2022] E13 STP=[YR=2022] S2E11N2W11 \$ E23 N6 W36 S6\$ N26 W13 N1 W3 S3 W9\$ E9 N3 E3 S1 E13 S20 E36 S7 E13 N41 W36 N2 W13 N10\$ S10 E13 S2 E36 N12\$.